

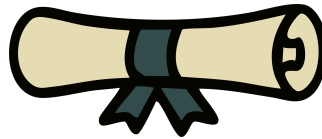
ISLE OF PINES

Property Owners Association

April and May 2026

Congratulations Isle of Pines Graduates

2026



Baylor Walls

Innovation High School
Boys Varsity Volleyball

Brian Dowling Jr

Innovation High School
FFA officer - Facilities manager
CRU
Varsity Football Kicker
Varsity Track and Field - Javelin

Ezra Avalos

Innovation High School
Active in the Debate Team, Cru Club,
Bullseye Tutoring Club, and NHS
Attending University of Florida in the Fall



President's Message

Hello everyone,

I hope you are all doing well!

A warm welcome to all of our new neighbors who have recently joined the Isle of Pines community—we're glad to have you here.

We're looking forward to another fun and active summer at the park. There are several projects

we're hoping to complete this year, and we're excited to see everything come together.

Upcoming events include our Father's Day Fishing Tournament in June and our Fourth of July celebration. More details and dates will be shared soon.

A special thank you to Nikki Rock for organizing another wonderful Easter event—it was a great success! I'd also like to extend my sincere appreciation to everyone who volunteered their time. We truly could not do any of this without your support.

Warm regards,

Rick

Who Do I contact?

If you want to join the IOPPOA, purchase an extra key for the park, or rent a slip for your canoe ~ Please contact the 2026 IOPPOA treasurer, Rachel, at ioppoatreasurer@gmail.com

If you would like to book the park for a private party, please review the rules and check the availability on our community calendar at www.islofpines.org. Text our 2026 Secretary Nickie at 321-436-2722 or email at nicole@corehomeloans.com

Contact the IOPPOA Newsletter editor at isleofpinesnewsletter@gmail.com

*Isle of Pines 4th of July party is a members-only event

250th Anniversary of the USA!!! Let's Go IOP!!

More donations = More fireworks

- Fireworks are made possible solely by your donations
 - You can donate with cash, check, or Venmo
 - Deadline for donations is 6/15/2026
 - If using Venmo-Confirmation Code is 9316
 - I do NOT accept outside fireworks as donations



venmo

Paid advertisements are neither endorsed nor recommended by the Isle of Pines Property Owners Association, its Board of Directors, or volunteers. Please contact newsletter editor at isleofpinesnewsletter@gmail.com for more information.



Follow us on
Facebook

-or-

LakeMaryJaneAlliance.com



Lake Mary Jane Alliance (LMJA)

- We are a large and active group of volunteers from the communities here in our rural settlement.
- Established in 2006 and for over 20 years have helped prevent inappropriate development both within and surrounding our area.

61 acres on Moss Park Road by Lake Mary Jane

- Previously approved for 26 estate homes
- Buyer will be trying to put 60-120 apartments there instead
- Original land sale closing date of March 30 extended to June 15th
- Camino Reale – land between Live Oak Estates and TM Ranch
- Current pending sale to new owner June 1st
- Since 2008 we have fought this same property on no road access to LMJ and density transitions next to Live Oak – agreement made in 2018
- If next buyer does not hold to our previous agreement, we will call upon the communities to support the LMJA efforts to contest or fight this development.

Here's one of the original for-sale flyers from 1956.

Wonderful...

REFRESHING - COMFORTABLE

Yes -- you can look far and wide and not find such restful peace and quiet as Isle of Pines' owners enjoy.

1/3 ACRE BUILDING SITES

ALL WEATHER ROADS

PRIVATE BEACH and BOAT DOCKS

WATERFRONT LOTS

as low as 89.85 down

LOOK AT THESE FEATURES

- ★ BEAUTIFUL PINE COVERED BUILDING SITES
- ★ TWO OF THE LARGEST COMMUNITY BEACHES IN CENTRAL FLORIDA
- ★ SITUATED ON LAKE MARY JANE -- 800 ACRES OF AQUATIC FUN
- ★ PRIVATE BOAT DOCKS FOR YOUR PERSONAL USE
- ★ SAFE AND PROTECTED PLAY AREAS FOR CHILDREN
- ★ ... GET IN ON THE GROUND FLOOR OF THE OPENING OF A WHOLE NEW DEVELOPMENT AREA.

WATERFRONT LOTS FRONTING LAKE MARY JANE

- featuring •
- BEAUTIFUL WHITE SAND BEACHES**
-
- It's a Gilt-edge Investment
- Because It's A Planned Community

ISLE of PINES

Follow State Hi-way 15, fourteen miles south of Orlando. Watch For Signs.

1956

Stump Grinding by Gary
Isle of Pines Resident



Call for a Quote
Gary Fishman
407-342-9146

Golfcart Repair



Trace Bazinet

Call or Text @321-418-9110

\$75.00 diagnostic to be applied towards labor costs for repairs completed within 30 days of initial visit.

Cash, Zelle, and Cash App accepted
3rd Generation Isle of Pines Resident

HURRICANE

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407.256.0801

I hope your Mother's Day is more pleasant than labor was.



Isle Of Pines Resident



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License #ER13014629

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24electricsservice@gmail.com
www.24electricsservice.com

Luis A. Velez Cruz
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Commercial
Industrial Service



BEE REMOVAL

Our professional service will humanely trap and remove the bees and relocate them to a suitable apiary.

Contact Andrew Nicholls 407-421-2168

Located at
12421 Lake Mary Jane Road, Orlando, FL3 2832

Honey available for purchase in the honey-hutch at our gate



**Isle of Pines Resident
Licensed & Insured**

**Call or Text Matt
321-278-2448**

lawn & landscape

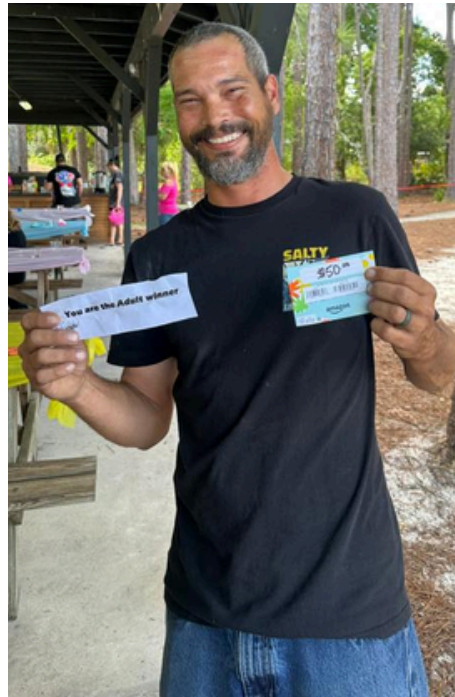
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Thank you Nikki Rock and the whole Rock Family for hosting the 2026 IOPPOA Easter Party





Egg hunt winners
0-3 Laney Kaiser
4-6 Hayden Shroyer
7-10 Daniel jr
11-17 Emmie Dowling
18+ Brian Dowling



NEW TO LAKE NONA SUMMER CAMP!

📍 25+ years of
memorable summers

Ages 5-14

SUMMER 2026

2 Week Sessions
June 8 – July 31

Reg Hours: 9am – 3pm
Extended: 8am – 5:30pm

FREE Registration
(\$125 value)

BOGO! Buy 3 Weeks
Get 1 FREE!
(\$375 savings)



ADVENTURE AWAITS!

- Horseback Riding
- Dirt Bikes
- Arts & Crafts
- Sports
- Archery
- Slime
- Zip Line
- Barn Care
- Tree Climbing
- Hicking Trails
- Gagaball & More!

Complementary Language Class
(Optional): Spanish & English

REQUEST INFO HERE!



www.camplingua.com Lakenona@campingua.com (407) 900 1555



Happy 10th birthday,
Tytan! May 24

HBD ~ Jennifer Beckner
May 7th



Domenique & Steve
Happy 2nd Anniversary! 4/5/24



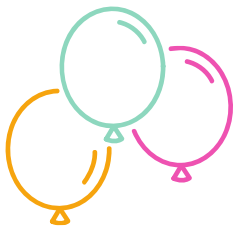
Happy Birthday ~
Jackie Mack, May 5



Tootsie Gardener~
April 12th
You are missed



Happy Birthday - Trey Gardener
April 20th



Happy 18th
birthday
Brian Dowling Jr.
April 25th



Happy Birthday ~ Wendi Rome
April 14th

Please slow down when driving in the neighborhood.

One of the many things that makes The Isle of Pines & Lake and Pines Estates special is that our children and adults still play outside. Dirt bikes, scooters, four wheelers, golfcarts and whatever else we can get our hands on should always yield to oncoming traffic.



IOPPOA 2026 Board Members	Contact information
President – Rick Smallish Park issues or questions	321-614-4754 or rick@arncoconstruction.com
Vice President – Justin Andrews Park issues or questions	407-791-6140 or justin_andrews@msn.com
Secretary – Nickie Bazinet Contact to reserve the park for Private events	321-436-2722 or nicole@corehomeloans.com
Treasurer – Rachel Gilbert Contact to purchase memberships or keys	720-745-3242 or ioppotreasurer@gmail.com
Al Eastburn	407-325-2479 or aheast4748@aol.com
Daniel Hart	realtordanielhart@gmail.com
Jason Hilley	Hilley01@gmail.com
Domonique Lombardo	407-474-7000, dglombardo@yahoo.com
Sarah Miller	407-256-9129, smvmiller99@gmail.com
Nikki Rock	407-383-5611, Rockmom3@yahoo.com
Mike Preston	sfcpreston90@yahoo.com
Billy Akos	billya1991@yahoo.com
Suzanne Arnold	407-281-0901, SuzArnold@mindspring.com
Dave McAlevy	jendavetara@gmail.com
Dana Carmen	danacarmen0623@yahoo.com
Alternates: Barbara Darcy, Ed Moon	Alternates: Chrissy Brown, Travis Little

Can you have chickens in your yard in the Isle of Pines?

Yes, you can have chickens in unincorporated Orange County, Florida, but you must obtain a Residential Backyard Chicken Permit. The ordinance allows up to four hens for personal use on single-family properties, but strictly prohibits roosters, breeding, or sales. Key requirements include taking a UF/IFAS Extension class, meeting specific coop standards, and getting HOA approval if applicable.

The Isle of Pines is NOT an HOA.



<https://www.ocfl.net/permits/licenses/permits/residentialbackyardchickenpermit.aspx>


HEROES
 REAL ESTATE GROUP
Daniel Hart
 Lic. Real Estate Agent
407-247-3894
realtordanielhart@gmail.com



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15%
OF THE COMMISSION
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 YOUR CLOSING COSTS MAY BE
 COVERED UP TO 100% TOO.

IF SELLING:
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CONDITIONS APPLY. CONTACT US FOR MORE DETAILS.



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As a Firefighter for more than 20 years, these are the words we live by. As your Realtor I carry these same characteristics. If you are buying or selling it would be my honor to serve and represent you! For an honest, no pressure, loyal, trust worthy experience call or write Realtor Daniel Hart.

realtordanielhart.com



Orange County Mosquito Services
 2715 Conroy Rd, Orlando, FL 32839

Call 407-254-9120 or 311

Need to get something notarized?

Call your neighbor, Al

Come to my house, or I can come to you
 Servicing all Moss Park Communities

Reasonable Rates

Call 407-325-2479



FUN FACT

Orange County, Florida, is a bustling hub, originally named Mosquito County in 1824 before being renamed in 1845 due to its thriving citrus industry. Famous for its massive tourism, it hosts over 75 million visitors annually and is home to iconic attractions like Walt Disney World and Universal Orlando, with this official county site detailing its extensive 109-plus parks and trails

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Happy Mother's Day



Sunday, May 10, 2026

Core Home Loans LLC

Second Generation
Isle of Pines resident
since 1986.

Family-owned and operated by
Al Eastburn and Nickie (Eastburn) Bazinet

Serving the great state of Florida
NMLS# 2075836

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Air Conditioning/Heating
Service, Repair, and
Installation
Licensed HVAC Contractor
IOP Resident

Show your neighborhood pride!

HATS AND DECALS

Richardson brand hat
Grey w/black mesh
and black/white patch

\$28 ea

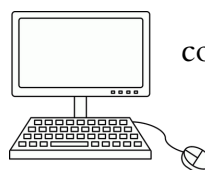


3-in vinyl decal
Weather resistant,
semi-permanent **\$3 ea**

Proceeds from the sale are donated to the IOPPOA.
To purchase, call or text Pia at (917) 609-2931 or
email pia@swagspecialties.com

SUPPORT LOCAL BUSINESS

IOPPOA Board Meetings
We meet at the park, the
first Tuesday of every month
at 7pm.



IOPPOA Board Meeting minutes,
community calendar, forms, and archive of
past newsletters are located at
www.isleofpines.org




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your
ISLE OF PINES
realtor



I live here, I play here, I sell more homes here than any other agent!



FEB. 2026

MONTHLY STELLAR MLS FLORIDA MARKET REPORT
This report includes residential listings across Stellar MLS in Florida, covering multiple counties, based on Cotolly data as of 3/9/26.

		1 MONTH AGO	1 YEAR AGO
Active Listings	75,375	+1%	-8%
New Listings	21,597	-8%	-12%
Pending Sales	18,502	+5%	+2%
Listings Sold	12,745	+21%	+3%
ADOM	82	+3%	+15%
Total Sales Volume	\$5.9B	+21%	+5%
Avg. Sales Price	\$464,558	0%	+2%
Mos. of Inventory	5.9	-16%	-10%

STELLAR MLS FLORIDA COVERAGE AREA

OUR LISTINGS



14202 NELL DR
ISLE OF PINES
4 BED, 2.5 BATH
2 CAR GARAGE
1,980 SQ FT
\$545,000



1117 KENWOOD AVE
WINTER PARK
4 BED, 4.5 BATH
POOL HOME
BUILT 2024
4,353 SQ FT
\$3,978,900



6727 TURTLEMOUND RD.
Unit #418
NEW SMYRNA BEACH
3 BED, 2 BATH
ON TH BEACH
& VIEW OF ICW
\$799,000



2745 NATURE VIEW RD
DEL WEBB/ST CLOUD
3 BED, 3.5 BATH
2,806 SQ FT
\$875,000



14050 MARINE CT
ISLE OF PINES
3 BED, 3 BATH
LAKEFRONT
2,261 SQ FT
\$1,175,000



5022 HARTWELL CT
LAKESHORE
LAKEFRONT HOME
4 BED, 3 BATH
2,284 SQ FT
\$615,000



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